

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0459

Date registered valid: 19 May 2025

Proposal: Discharge of conditions 15 (ES), 16 (Noise), 17 (external plant) and 19 (window details) attached to planning permission referenced 138185/FO/2023

Address: Site Of The Former British Legion Social And Welfare Club,
Woodhouse Lane, Manchester

Ward(s): Sharston Ward

Applicant: Mr Graham Morley Wythenshawe Community Housing Group

Agent (if any): Ms Leonie Millington Arcus Consulting Ltd

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 August 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: Not required

Standard consultations:

Printed: 27 May 2025 Expired: 17 June 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

15) The Environmental standards statement submitted by the Energy Counsel document Ref: Z60104 as supporting information to discharge condition 15 has been reviewed and the information is sufficient to discharge this condition.

16) The information submitted in the Noise Impact Assessment by Azymuth Acoustics together with the additional information submitted for the Mechanical Ventilation MRXBOX-EC02 specification received 14th July 2025 have been assessed and as such condition 16 can now be discharged.

17) The applicant has submitted confirmation that there is no external plant proposed and therefore condition 17 is considered discharged.

19) The information submitted drawing ref 210004 P1 for the Detail: 01 - Foundation / Window Cill and Detail 02- Window Head have been assessed and are considered acceptable. Therefore Condition 19 Window detail can be fully discharged.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA